

Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager

FROM: George Homewood, AICP, Director of City Planning

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 407 W. 31st Street

DATE: August 25, 2015

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

Property Information

Location:	407 W. 31st Street	Neighborhood:	Park Place
Zoning:	R-11	Standard Lot Size:	37.5 Ft. x 100 Ft.
House Type:	2 Story Single Family	Proposed Lot Size:	33 Ft. x 105 Ft.
House Size: (Width x Depth)	17 Ft. x 45 Ft.	Square Footage:	1514 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, City Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



Office of Housing Department of Planning and Community Development Development Certification for Non-Standard Lots

Applicant Information

Applicant	Balance Builders,	Date of	August 11, 2015
Name:	Inc.	Application:	7 (agast 7), 20 (0
Mailing Address:	2525 Oconee Ave. #101		
City, State, Zip Code:	Virginia Beach, VA 23	3451	
Phone Number:	757.498.8810	E-Mail:	

Property Information

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Zoning:	R-11	Standard Lot Size:	37.5 Feet x 105 Feet
House Type:	2 Story Single Family	Proposed Lot Size:	33 Feet X 105 Feet
Proposed House Size:	17 Feet x 45 Feet	Square Footage:	1514 SF

The proposed building plans and elevations for development of the site at 407 W. 31st Street and located in the Park Place neighborhood in Norfolk, Virginia has been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch (es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.

George Homewood, AICP, Director

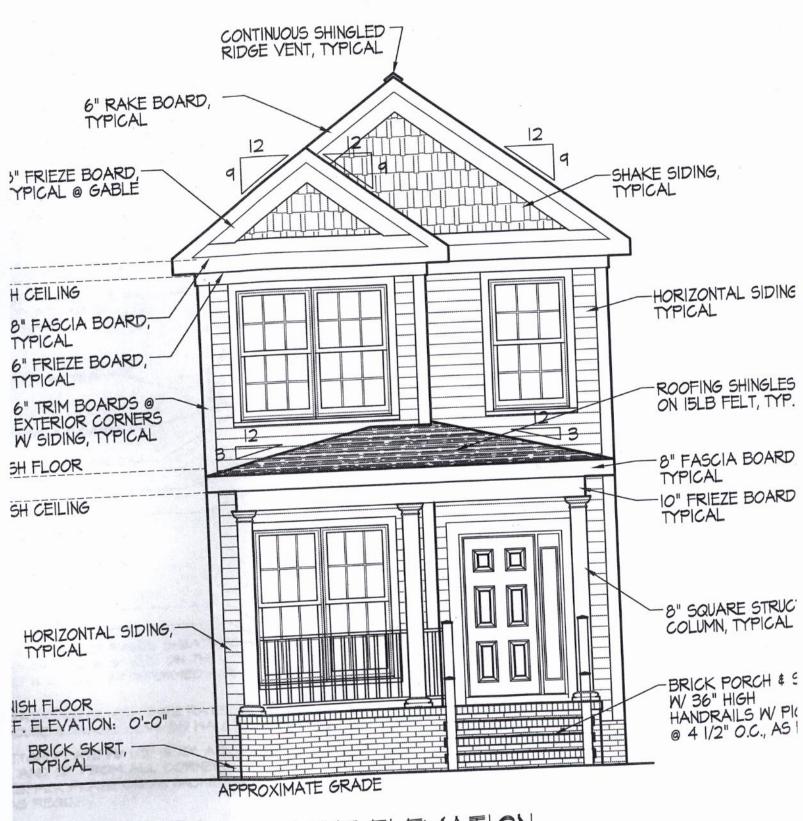
City Planning

August 21, 2015

Date

BC:

City Manager's Office City Planning Director Program Manager Building Official



FRONT ELEVATION

THE CONTRACTOR/ LAND OWNER SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY OTHER EASEMENTS, FLOOD ZONES, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, AND/OR CITY/STATE/FEDERAL RESTRICTIONS THAT MAY AFFECT THIS SITE AND/OR THE DEVELOPMENT OF THE DWELLING AS SHOWN ON THIS PLAN. (32)11.0 6(OTHERS) X 72 WPF X OWEN & JORDAL, INC.: 72"WPEX 32.92(F) 26" CAK 33.00'(D) 80, 8 PROPOSED ALAN **EDWARD** (33)1-STY-FR 형 JORDA! 11.0 GARAGE DRIP-LINE LIC. NO. 002311 11.0 7-CHESNOENKE) 4.00 FFE=11.50 3.5 5.28.200 25'BSQ (31)00'(F&P 459 S.Fis MO SURVEYO 13'(F) 9 DECK 7.0' 105.0 17.00 (80' R/W) AVENU 96&97—CHESAPEAKE) PROPOSED PROPOSED "PARK PLACE" 5,881-2-STY-FR DRIVEWAY 00.00 HVAC (M.B.3, PG.96&97-CHES.) 8 #409 #403 2-STY-FR 2-STY-FR W/ MTL SIDING? W/ VINYL SIDING DRIP-LINE *REVISE GRADE AS FFE=13.50 COLONIAL GM NEEDED IF TREE IS (M.B.3, 8 REMOVED SCO 9.50 x 7.50 PORC PORCH 199015 619189 SHIE) 400.00'(P) 28" CAK 400.04'(F) \$32.93'(F 33.00 (D) CONC. S/V T.B.M. "SITE", A CHISELED SQUARE SET IN TOP OF GRANITE CURB, scoo ELEVATION=8.80 0.5' GRANITE CURB WEST (60' R/W) 31ST STREET (M.B.3, PG, 96&97-CHESAPEAKE) 68 809 000 GENERAL NOTES

1. THE PROPERTY SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING) AS SHOWN ON F.E.M.A.'S FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF NORFOLK, VIRGINIA, COMMUNITY PANEL NO. 5101104 0017 D, DATED APRIL 17, 1984. OWEN & JORDAL, INC. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON. THIS SURVEY DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE SUBJECT TO FLOODING, FOR FURTHER INFORMATION, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL.

2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS NEADWN.

3. ELEVATIONS SHOWN HEREON PER CITY OF NORFOLK DATUM NAVDSB(32 ADJ)(CON-2000), PER STATION PAGOS. ELEVATION=11.45 JUN 1 8 2008

4. LOT APPEARS TO BE SERVED BY CITY WATER AND SEWER

5. LOT GRADING SHOWN HEREON PER FIELD DERIVED DATA.

SIGNATURE: 6. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.



SURVEYORS · PLANNERS

2707 POINCIANA DRIVE VIRGINIA BRACH, VIRGINIA, 2345 PE (757) 481-4952 • YAI (757) 481-4952 cajordal@verizon.net 23451

SITE PLAN

LOT 33, AND THE ADJOINING

8' OF LOT 35, BLOCK 11

SUBDIVISION OF

"PARK PLACE"

PLAT RECORDED IN M.B. 3, PG. 96297, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, OF THE CITY OF CHESAPRAKE, VIRGINIA NORFOLK, VIRGINIA

FOR CHESAPEAKE LAND DEVELOPMENT, LLC

CAD: EAJ | DWG: 07-0017SP

DATE: MAY 28, 2008

SCALE: 1"=20"

FB: 1 PG: 37&38 JN: 2007-0017